114.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,800 / 731,800
					USE VALUE:	731,800 / 731,800
					ASSESSED:	731,800 / 731,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON LINDA B--ETAL
Owner 2:	THOMPSON DEBORAH L
Owner 3:	
Street 1:	54 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,491 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4491.000	343,500		388,300	731,800
Total Card	0.103	343,500		388,300	731,800
Total Parcel	0.103	343,500		388,300	731,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.21 | /Parcel: 401.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73235
GIS Ref	
GIS Ref	
Insp Date	10/23/18

!8879!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,600	0	4,491.	388,300	731,900	731,900	Year End Roll	12/18/2019
2019	101	FV	261,400	0	4,491.	393,900	655,300	655,300	Year End Roll	1/3/2019
2018	101	FV	261,400	0	4,491.	294,000	555,400	555,400	Year End Roll	12/20/2017
2017	101	FV	261,400	0	4,491.	266,300	527,700	527,700	Year End Roll	1/3/2017
2016	101	FV	261,400	0	4,491.	255,200	516,600	516,600	Year End	1/4/2016
2015	101	FV	255,400	0	4,491.	216,300	471,700	471,700	Year End Roll	12/11/2014
2014	101	FV	255,400	0	4,491.	205,300	460,700	460,700	Year End Roll	12/16/2013
2013	101	FV	255,400	0	4,491.	195,300	450,700	450,700		12/13/2012

PRINT

Date	Time
12/10/20	23:25:04

LAST REV

Date	Time
04/04/19	17:55:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON ELEANO	21878-27		3/26/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	73235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2007	355	Manual	3,875	C				remove/rebuild ste
8/16/2000	663	Wood Dec	9,000	O				13X20 WDK-SEPERATE
5/26/1992	200		50,000					ADD 2ND FLR/REMODE

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	Inspected	CC	Chris C
9/26/2018	MEAS&NOTICE	BS	Barbara S
1/12/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/10/2000	Measured	197	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4491		Sq. Ft.	Site		0	70.	1.24	5									388,310						388,300	

Total AC/HA:	0.10310	Total SF/SM:	4491	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	388,310	Spl Credit		Total:	388,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22565794
Const Adj.:	0.98598063
Adj $ / SQ:	151.059
Other Features:	96140
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421935
Depreciation:	78480
Depreciated Total:	343455

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

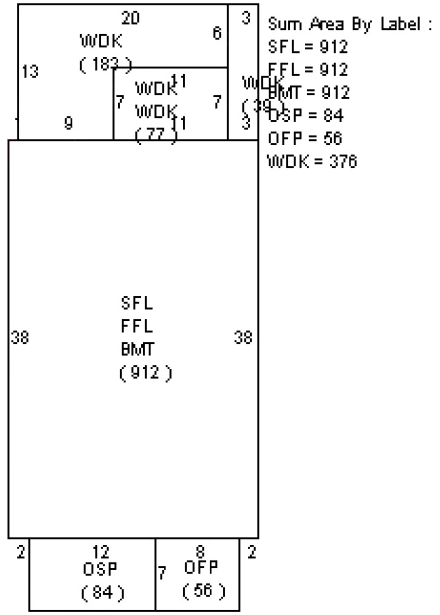
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.06
Special Features:	0	Val/Su Net:	105.63
Final Total:	343500	Val/Su SzAd	188.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	45.320	41,330
FFL	First Floor	912	151.060	137,766
SFL	Second Floor	912	151.060	137,766
WDK	Deck	376	8.540	3,210
OSP	Screen Porch	84	39.200	3,293
OFP	Open Porch	56	43.380	2,429

Net Sketched Area:	3,252			Total:	325,794
Size Ad	1824	Gross Are	3252	FinArea	1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc